



## The proposed Pasco Trust Land Exchange

### DNR PROPOSED TO EXCHANGE STATE TRUST ACREAGE IN PASCO FOR IRRIGATED FARMLAND IN OUTLYING AREA

The Washington State Department of Natural Resources (DNR) and the City of Pasco are interested in completing the following proposed land exchange. DNR would exchange a parcel of Common School Trust land that is within Pasco City limits for a parcel of farmland. The City would trade some of the farm circles it owns that support the Process Water Reuse Facility. The City would continue managing the circles as the master lessee.

### Benefits to DNR and the City of Pasco

The exchange would:

- Allow DNR to acquire agricultural property with good income potential for the Common School trust.
- Allow the City of Pasco to acquire property that is better suited for urban uses.
- Reposition state trust land assets into natural resource lands that can be sustainably managed for long-term revenue to the state trust that support public school construction.

### City of Pasco Property

- The City of Pasco's property consists of 14 irrigated circles on approximately 1,800 acres, growing alfalfa, potatoes, corn and wheat.
- Recycled water from nearby vegetable processing plants is used to irrigate the circles and provide nutrients to the soil.
- Three lessees operate the circles and pay rent to the City. If traded, the City would become the master lessee and the current lessees would continue farming.
- The City intends to trade a portion of the property equal in value to the State property. DNR may purchase the remainder of the property, at the City's discretion.

### State Trust Property

- The state trust land property in this proposal consists of approximately 333 acres located within the city limits near the Hwy 182 and Road 68 interchange.
- Surrounding development has made the property south of the highway less suitable for agriculture use.
- The land is currently leased for irrigated agricultural use and commercial development. If traded, the leases would be assigned to the City.
- DNR has two commercial leases on the property, one located north of Hwy 182 highway (30.9 acres) and one east of Road 68 and south of the highway (12.6 acres). At this time, DNR expects to retain the larger leased property in the Common School Trust but may trade the smaller one to the City as well.
- This City of Pasco wants to foster appropriate development in the area and connect a major arterial across the property.

(more)

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## **What's Next**

DNR will present the exchange proposal at an informational meeting scheduled for:

6:30 p.m.  
Tuesday, May 18, 2010  
Franklin County PUD Auditorium  
1411 West Clark St.  
Pasco, WA

An open house will start at 6:30 p.m. A presentation and a question and answer session will begin at 7:00 p.m. This is an opportunity for stakeholders and the general public to learn about the exchange and comment on the proposal early in the process.

Discussions are continuing between the City and DNR concerning how much property will be traded by both sides and how the details will be handled.

If the proposal is found to be beneficial to both the City and to DNR, the properties will be appraised and a formal public hearing will be scheduled. The final proposal will be presented to the Board of Natural Resources and to the Pasco City Council, probably in 2011, for their decision.

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